

POAG Minutes – 4 July 2025

Meeting Name: Planning Obligations Advisory Group – April 2025

Date: 4 July 2025

Time: 11:00 am to 12:00 pm

Location: Teams (Remote)

Attendees

Emma Williamson (OPDC – Chair)
 James Stanfield (OPDC)
 Tom Cardis (OPDC)
 James Hughes (OPDC)
 Rebecca Miller (OPDC)
 Ketan Lad (OPDC)
 Tricia Reynolds (OPDC-Notes)
 Helena Dunn (OPDC)

Ben Dixon (LB of Ealing)
 Thomas Szydłowski (LB of Ealing)
 Alex Jackson (LB of Ealing)

Apologies

Liam Caulfield (OPDC)
 Acacia Hasler (OPDC)
 Eleanor Fawcett (OPDC)
 Agnes Callaghan (OPDC)
 Peter Farnham (OPDC)
 Claire O'Brien (OPDC)
 Paolo Nistri (OPDC)

Paul Lewin (LB of Brent) (sent note to support the requests for funding made at this meeting)
 Jennifer Peters (LB of Ealing)
 Jason Hawes (LB of Ealing)
 Victoria Abel (LB of Hammersmith and Fulham)
 Matt Patterson (LB Of Hammersmith and Fulham)

ITEM

Minutes of POAG Previous Meeting

1 POAG minutes from 4th April 2025 were agreed.

CIL/S106 Update

2 JS gave an update on S106 – One S106 agreement was signed in June 2025 which will be reflected in the next report that comes to POAG:
 - 1 Lakeside Drive
 Expected upcoming contributions from the 37-39 North Acton Road Data Centre which will be reflected in the next report that comes to POAG.

Review of SSPs

3 SSP-25-14 - North Acton Gyratory Stage 2 Feasibility Study
 TC introduced the item. The request is as a result of the need to do further modelling for improvements to the North Acton Gyratory.,

	<p>Requesting £100,000.00 in s106 to pay for stage 2 study, and hoping to go out for tender in Autumn. If core budget is underspent, then this will be spent in the first instance. POAG to be updated on actual spend at a later date.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £88,022.95 from 6 Portal Way (192597OPDFUL) and £20,978.56 from The Perfume Factory (181062OPDFUL). <p><u>SSP-25-15 North Acton Square Public Safety CCTV Installation</u></p> <p>JS introduced the item. £40,000.00 for public safety CCTV installation to overlook North Acton Station Square and Victoria Road. KL noted that the works could be integrated with the wider North Acton public realm works, including the potential to co-locate CCTV with lighting columns. AJ questioned the cost as she felt it was more than she had seen recently. It was clarified that this was likely to be because there was some allowance for maintenance.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of the £40,000 from The Castle Hotel (214465OPDFUL). <p><u>SSP-25-16 - North Acton Station Square Activation (Additional Business Unit)</u></p> <p>KL introduced the item. Additional funding is required to assist the North Acton Station square activation project.</p> <p>The overall project comprises public realm improvements, 6 containers, accommodating business units, toilet facilities and a 'gardeners shed' (to hold wheelbarrows and tools to help maintain the area and also to be deployed within different areas of North Acton.)</p> <p>The £19,000.00 being requested would cover the costs of one container and a year's tenancy. AJ suggested that Tide should also be approached to fund. KL to do that.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £19,000.00 from The Castle Hotel (214465OPDFUL). <p><u>SSP-25-04: North Acton Station Square Activation – REVISED</u></p> <p>KL introduced the item. This is a revision to the landscaping improvements works for the activation of North Acton Station Square. The money would fund the toilet facilities, and the gardener's shed that could be accessed by community groups in the area.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £25,270 from 6 Portal Way (161144FUL) and £80,164.37 from 140 Wales Farm Road (181062OPFUL). 	
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SSP-25-17 - Wesley Playing Field

RM introduced item. A full costing exercise has now been developed to RIBA Stage 2/3. The project has already secured s106 funding, and now requires additional funding. The costing showed a total of £755,704.81 is now required to deliver the scheme. The project has already secured s106 funding, and now requires additional funding. EW asked for an update on timescales for delivery. RM confirmed going out to tender October 2025, construction programmed to start December 2025/January 2026 and works scheduled to complete Summer 2026. JH questioned starting timescale. RM confirmed completion of detailed design August 2025 and due to the practical issues with Christmas start date, the breaking ground would be around January 2026.

- **POAG recommended the allocation of £149,093.99 from The Portal Land At Wales Farm Road & Portal Way (DELEGATED/165514OPDFUL)**

SSP-25-18 - Harlesden Canalside End of Defects Resourcing

JS introduced the item. Finalisation of the overall Harlesden Canalside project has been delayed due to postponement of the water connection. Funding is required for final elements of the project; waste removal system, connection to the Thames water supply and new bench and seating.

- **POAG recommended the allocation of £37,680.76 from 291 Abbey Road (DELEGATED/21/1594)**

SSP-25-19 - Tree Planting Initiative

BD introduced the item. To fund retrospective spend on tree planting. This £16,790.08 supports the planting of 50 new standard sized trees in and around the OPDC area. BD apologised that this was retrospective and confirmed that processes have been amended to ensure this doesn't happen again.

- **POAG recommended the allocation of £2,984.37 from The Perfume Factory (181062OPDFUL) and £13,805.71 from 6 Portal Way (192597OPDFUL).**

SSP-25-20 - Energy Monitoring (Retrospective)

BD introduced the item. S106 funding is required to cover retrospective spending for energy monitoring of new development around Acton and Park Royal. BD apologised that this was retrospective and confirmed that processes have been amended to ensure this doesn't happen again.

	<ul style="list-style-type: none"> • POAG recommended the allocation of £11,016.78 from The Perfume Factory (181062OPDFUL), £5,058.00 from 140 Wales Farm Road (172682FUL), £2,803.57 from 3 Sunbeam Road (192003OPDFUL), £2,242.84 from 57 Gorst Road (179054OPDC), £2,921.67 from 80 Goodhall Street (195346OPDFUL), £1,575.00 from Holbrook House (161133OPDC), £5,230.78 from Monarch House (162124FUL), £16,794.82 from 6 Portal Way (192597OPDFUL), £2,323.14 from The Castle Hotel (214465OPDFUL). <p><u>SSP-25-21 - Energy Monitoring (Future)</u> BD introduced the item. S106 funding is required for future energy monitoring of development.</p> <ul style="list-style-type: none"> • POAG recommended the allocation of £7,336.16 from The Castle Hotel (214465OPDFUL) and £2,199.10 from The Portal (165514OPDFUL). 	
	Update on Project Statuses	
4	JS presented the project report to the group. JS set out that he hasn't received updates on all projects and these will continue to be chased.	
AOB	None	